



JOSEPH A. CURTATONE
MAYOR

Somerville CPA



CITY OF SOMERVILLE, MASSACHUSETTS
COMMUNITY PRESERVATION COMMITTEE
FY16 FUNDING CYCLE
APPLICATION COVER PAGE

1. PROJECT INFORMATION

PROJECT NAME: West Branch Library - Renovation
PROJECT LOCATION: 40 College Avenue
LEGAL PROPERTY OWNER OF RECORD: City of Somerville
ONE SENTENCE DESCRIPTION OF PROJECT: Restore and preserve existing library interior, exterior, systems and site; achieve ADA accessibility compliance; construct a community meeting room addition.

Please indicate (X) all categories that apply to this project (minimum of one) in the chart.

| | Open Space | Recreational Land | Historic Resources | Community Housing (blended projects only) |
|-----------------------------|------------|-------------------|--------------------|---|
| Acquisition | | | | |
| Creation | | X | | |
| Preservation | | X | X | |
| Support | | | | |
| Rehabilitation/ Restoration | | X | X | |

ESTIMATED START DATE: Fall 2016

ESTIMATED COMPLETION DATE: Fall 2017

CPA FUNDING REQUEST: \$5,394,328

TOTAL BUDGET FOR PROJECT: \$10,182,935

2. APPLICANT INFORMATION

APPLICATION NAME / ORGANIZATION: City of Somerville
CO-APPLICATION NAME / ORGANIZATION: Capital Projects and Planning Department
CONTACT PERSON: Robert King - Director; Stephen Vitello - Project Manager
MAILING ADDRESS: 1 Franey Road Somerville, MA 02145
PHONE: 617-635-6000 x5120 EMAIL: rking@somervillema.gov

3. SIGNATURES

I (we) certify that all information provided in this entire submission is true and correct to the best of my (our) knowledge and that no information which might reasonably affect funding has been excluded. I (we) authorize the Community Preservation Committee and/or the City of Somerville to obtain verification from any source provided.

Name (printed) ROBERT T. KING Signature [Signature] Date 12-3-15

Name (printed) _____ Signature _____ Date _____



JOSEPH A. CURTATONE
MAYOR



CITY OF SOMERVILLE, MASSACHUSETTS COMMUNITY PRESERVATION COMMITTEE FY16 FUNDING CYCLE SUBMISSION REQUIREMENTS CHECKLIST

Please check (✓) each item included in your submission, which should include the applicable items in the order listed below.

GENERAL:

- ☐ Application Cover Page (form provided)
- ☐ Submission Requirements Checklist (this form)
- ☐ Narratives (prompts provided)
- ☐ Project timeline: a project schedule showing all major milestones (i.e., study, design, environmental, permitting, construction, etc.), including receipt of other funding sources

FINANCIAL:

- ☐ Budget Summary (form provided)
- ☐ Itemized budget of all project costs, including the proposed source for each cost
- ☐ At least two written quotes for project costs. If quotes cannot be secured, detailed cost estimates may be used if a thorough explanation of the estimates is included.
- ☐ Proof of secured funding (e.g., commitment letters or bank statements), if applicable

VISUAL:

- ☐ Map of the property location showing all features pertinent to the project, including current or future rapid transit stations
- ☐ Photos of the project site (not more than 4 views per site); include digital copies

OWNERSHIP/OPERATION (NON-CITY):

- ☐ Documentation of site control or written consent of the property owner to undertake the project, if the owner is not the applicant
- ☐ Certificates of Good Standing from the [City](#) and the [State](#), if applicable
- ☐ 501(c)(3) certification, if operating as a non-profit
- ☐ Purchase and sale agreement or copy of current recorded deed, if applicable

COMMUNITY SUPPORT (RECOMMENDED):

- ☐ Letters of support from residents, community groups, other City boards, commissions, or departments, or from City, state, or federal officials

HISTORIC RESOURCES PROJECTS:

- ☐ Documentation that the project is listed on the State Register of Historic Places or a written determination from the Somerville Historic Preservation Commission that the resource is significant in the history, archeology, architecture, or culture of Somerville.
- ☐ Photos documenting the condition of the property
- ☐ Report or condition assessment by a qualified professional describing the current condition of the property, if available.

PLANS AND REPORTS (IF AVAILABLE; SUBMIT DIGITAL COPIES ONLY)

- ☐ Renderings, site plans, engineering plans, design and bidding plans, and specifications
- ☐ Applicable reports (e.g., 21E, historic structure report, appraisals, survey plans, feasibility studies).



CITY OF SOMERVILLE, MASSACHUSETTS
CAPITAL PROJECTS AND PLANNING DEPARTMENT
JOSEPH A. CURTATONE
MAYOR

ROBERT T. KING, PE, LEED AP

DIRECTOR OF CAPITAL PROJECTS & PLANNING

West Branch Library – CPA Application

Project Description:

The West Branch Library is located at 40 College Avenue on the edge of Davis Square and is a designated local historic landmark listed on both the National and State Register of Historic Places. The Classic Revival Style buff brick and limestone building was constructed in 1909 under a grant from the Carnegie foundation and it features fine interior and exterior details including detailed exterior pediment and cornice work, elaborate mosaic ceramic floor tiles, original moldings, built-in bookcases, and an ornate, curved main staircase. The site features open space on three sides of the building which offers great potential for extending the library's program offerings as well as affording the public more useable outdoor space. The project is eligible for CPA funding under the categories of Historic Resources and Recreational Land.

The West Branch Library is situated on the edge of the Central Business District and is owned by the City of Somerville. It has served as a community resource for over one hundred years not only for the residents of West Somerville, but for the City as a whole. The facility hosts visitors of all ages, and also lends thousands of books and other material through the Minuteman Exchange system. The children's room continues to be very popular as well.

The West Branch Library is facing a number of challenges. Currently, the West Branch Library does not meet state and federal accessibility standards and the City is unable to host public meetings there. The HVAC system is inadequate to provide proper heating and cooling throughout the building. In the summer months, the upper level is extremely uncomfortable. The building has also suffers from persistent water infiltration.

The City of Somerville is committed to preserving and upgrading the West Branch Library. In 2014, the City retained the services of an Owner's Project Manager and a design firm with bond funding through the Board of Aldermen. We formed a project team comprised of Capital Projects staff, the designer, the Owner's Project Manager, the Director of Libraries, and a library trustee. We solicited program information from library staff, Friends and Trustees of the Library, and the general public through an interactive website and community meetings. The consistent message from staff and public was the desire to have a quality space for community meetings with the flexibility to accommodate other activities

such as performances or exhibits. The children's space was identified as a key resource at the West Branch and participants wanted to see it upgraded physically in order to offer expanded children's programs. Interior space can be enhanced to allow for comfortable reading spaces as well as an area for crafts or additional computers.

Beyond the building and its potential, we considered the site as a whole, seeing an opportunity to further benefit the library and greater community. Participants expressed a desire to have a flexible and vibrant open space that could be used for a range of activities from conversation, to small events, to outdoor library programming.

Overall, the library was characterized as a community resource that should be preserved and enhanced to be an engaging community element for many years to come.

Subsequently, the design team, led by Design Lab Architects, presented a number of schematic options for the project. The community, as did the majority of the project team, preferred the option which preserved the existing building and added a community building to accommodate larger meetings and events. This is Option B2 from Schematic Design Workshop 2. The new building would open onto programmable open space in the rear of the site and would relate to the historic West Branch and front plaza through an accessible connector. The community building and all aspects of the project outside the CPA's funding parameters have been excluded from this application. However, we did want to show the full development scope in order to demonstrate the extent to which the City is committed to preserving its historic resource and maximizing its benefit to the overall community.

Compliance with CPA Priorities

Consistency with Community Values –

The project improves accessibility to all members of the community and the general public. The project scope of preserving and upgrading the existing building, creating useable passive recreation space, and expanding the library's program offerings and meeting spaces is a direct representation of community values and priorities gleaned from an extensive community outreach process. We are committed to using sustainable design practices in keeping with the City's stated Net-Zero commitment toward eliminating environmental pollutants.

The project has the support of the community as well as Somerville Historic Preservation, Somerville Executive Office on Disability and Compliance, Somerville Library Board of Trustees, Library staff, and elected officials.

Revitalization of the entire site expands the project's CPA eligibility to the Recreational Space category as well as Historic Resources. The West Branch would inherently offer a higher level of service to the community through the addition of passive recreation, and potentially hosting outdoor community events.

Strategic Use of CPA Funds –

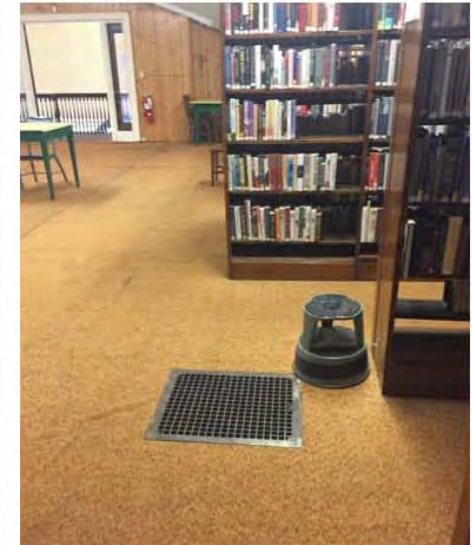
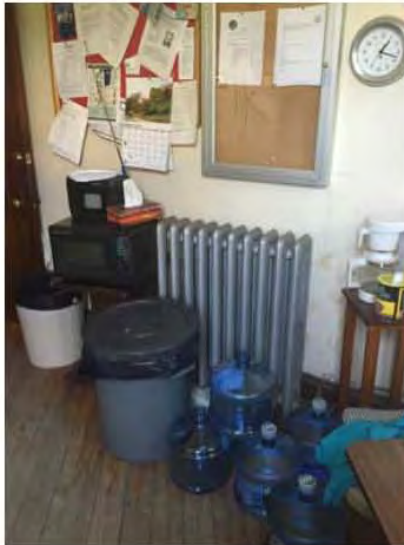


The City has recognized the long standing need in the community to address issues at the West Branch Library. Subsequently, funds were committed to carry out the schematic design and community outreach aspects of the West Branch project. The Finance Committee of the Board of Aldermen just voted to approve appropriation of funds to support the remainder of the design. Approval of this CPA funding request would be used to leverage additional city bond funds to complete the portions of work outside CPA purview and would allow the timely progression from design to construction.





front yard, rear yard, front plantings, planting beds



existing MEP systems



existing envelope deterioration & repair

Program & Design Options | Summary



After SD Workshop 2 the design concepts were presented to both the Community and to the Mayor of the city of Somerville. The outcome of those two meetings led the building committee to select design option “B2 Community Pavilion” for further development.

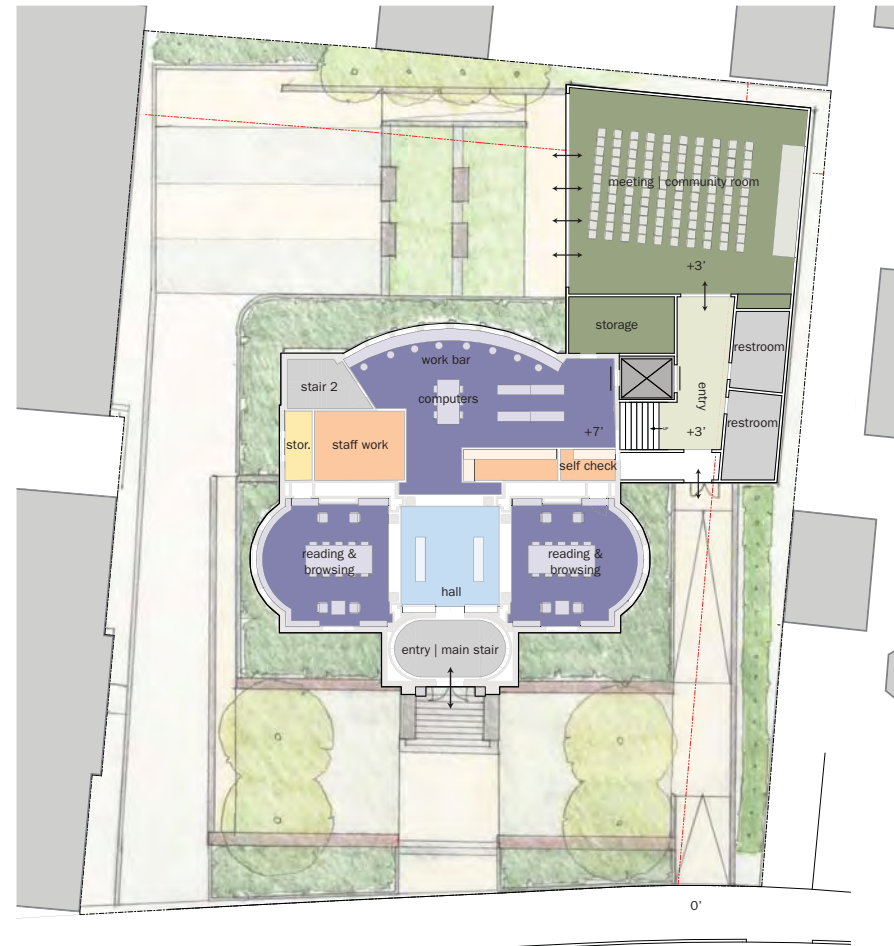
SD Workshop 2 | Option B2

Landscape Highlights:

- Creates a formal front terrace.
- Terrace area can be utilized for a variety of program events.
- Flexible community open space in the rear yard.

Building Highlights:

- Community room pavilion with potential for indoor/ outdoor events & performances.
- Community room pavilion and existing library could easily function as separate entities.
- Stacks & maker spaces experience on lower level.
- Encroaching the most into setbacks and closest build-out to lot lines.



site plan

B Scheme Refinements | Rendering & Precedents



front entry terrace perspective

| PROGRAM ELEMENT | EXISTING | SCHEME A | SCHEME B | SCHEME C |
|----------------------------|-----------|----------------|----------------|----------------|
| CHILDRENS | 2,270 | 2,200 | 2,200 | 2,200 |
| GENERAL COLLECTION | 4,200 | 2,450 | 3,000 | 3,000 |
| READING & BROWSING | 1,800 | 1,250 | 1,500 | 1,500 |
| STACKS | 1,500 | 1,200 | 1,500 | 1,500 |
| HISTORIC ENTRY HALL | 400 | 400 | 400 | 400 |
| STAFF | 260 | 475 | 500 | 500 |
| MEETING SPACE | n/a | 1,650 | 2,125 | 2,625 |
| SMALL [1-10 PPL] | | | 175 | 175 |
| MEDIUM [11-25 PPL] | | | | |
| LARGE [100-200 PPL] | | 1,200 *100 PPL | 1,500 *150 PPL | 2,000 *200 PPL |
| SUPPORT | | 450 | 450 | 450 |
| MAKER CRAFT MEDIA | n/a | 600 | 800 | 800 |
| EXPANDED LOBBY & RECEPTION | n/a | 100 | 100 | 400 |
| COMMUNITY RESOURCE CENTER | n/a | n/a | n/a | 1,500 |
| OTHER | 450 | 475 | 475 | 475 |
| TOTAL NET USABLE | 7,580 SF | 8,350 SF | 9,600 SF | 11,900 SF |
| TOTAL NON-USABLE | 3,070 SF | 3,750 SF | 4,300 SF | 5,350 SF |
| TOTAL GROSS | 10,650 SF | 12,100 SF | 13,900 SF | 17,250 SF |
| SQUARE FOOT INCREASE | n/a | 1,450 SF | 3,250 SF | 6,600 SF |
| PERCENT INCREASE | n/a | 14% | 31% | 62% |

Financial:

This one-time CPA funding request of \$5,394,328 is based on the estimate prepared by Design Lab Architects in conjunction with their cost estimating consultant, KV Associates with input from the owner's project manager, Design Technique. That figure represents only those construction costs allowable under CPA funding criteria. The City of Somerville is committed to working with the Board of Aldermen to secure the funds for the remaining portion of the project. The City secured funding for the Owner's Project Manager as well as schematic design funding for Design Lab in this fashion. The Finance Committee of the Board of Aldermen voted on 12/2/15 in favor of appropriating funds for the remainder of the design. The following pages contain project budget information and estimates as well as the anticipated project timeline.

Upon completion, the project will require one to two additional staff to operate the facility, as well as 50% more custodial time. The City will request additional operating budget funding through the annual budget process to support the required personnel.

The city will also seek out cost saving measures throughout the design process by specifying materials that perform efficiently over their useful life and qualify for utility company rebate incentives. For instance, we will use energy-efficient LED lighting and controls wherever practicable along with higher-efficiency HVAC equipment and controls.





JOSEPH A. CURTATONE
MAYOR

Somerville CPA



CITY OF SOMERVILLE, MASSACHUSETTS
COMMUNITY PRESERVATION COMMITTEE
FY16 FUNDING CYCLE
BUDGET SUMMARY

PROJECT NAME: _____

APPLICANT: _____

| SUMMARY OF PROJECT COSTS | | | | | | |
|---|----------------|-----------|-------------|-------------|----------------|-----------|
| <i>Please include a complete itemized budget of all project expenses, including the proposed funding source for each expense, in your submission.</i> | | | | | | |
| PROPOSED SOURCE | | EXPENSES | | | | |
| | | STUDY | SOFT COSTS* | ACQUISITION | CONSTRUCTION** | TOTAL |
| 1 | Somerville CPA | \$ | \$ | \$ | \$ | \$ |
| 2 | | | | | | |
| 3 | | | | | | |
| 4 | | | | | | |
| 5 | | | | | | |
| 6 | | | | | | |
| TOTAL PROJECT COSTS | | \$ | \$ | \$ | \$ | \$ |

*Soft costs include design, professional services, permitting fees, closing costs, legal, etc.
** Construction includes new construction, preservation, rehabilitation, and/or restoration work

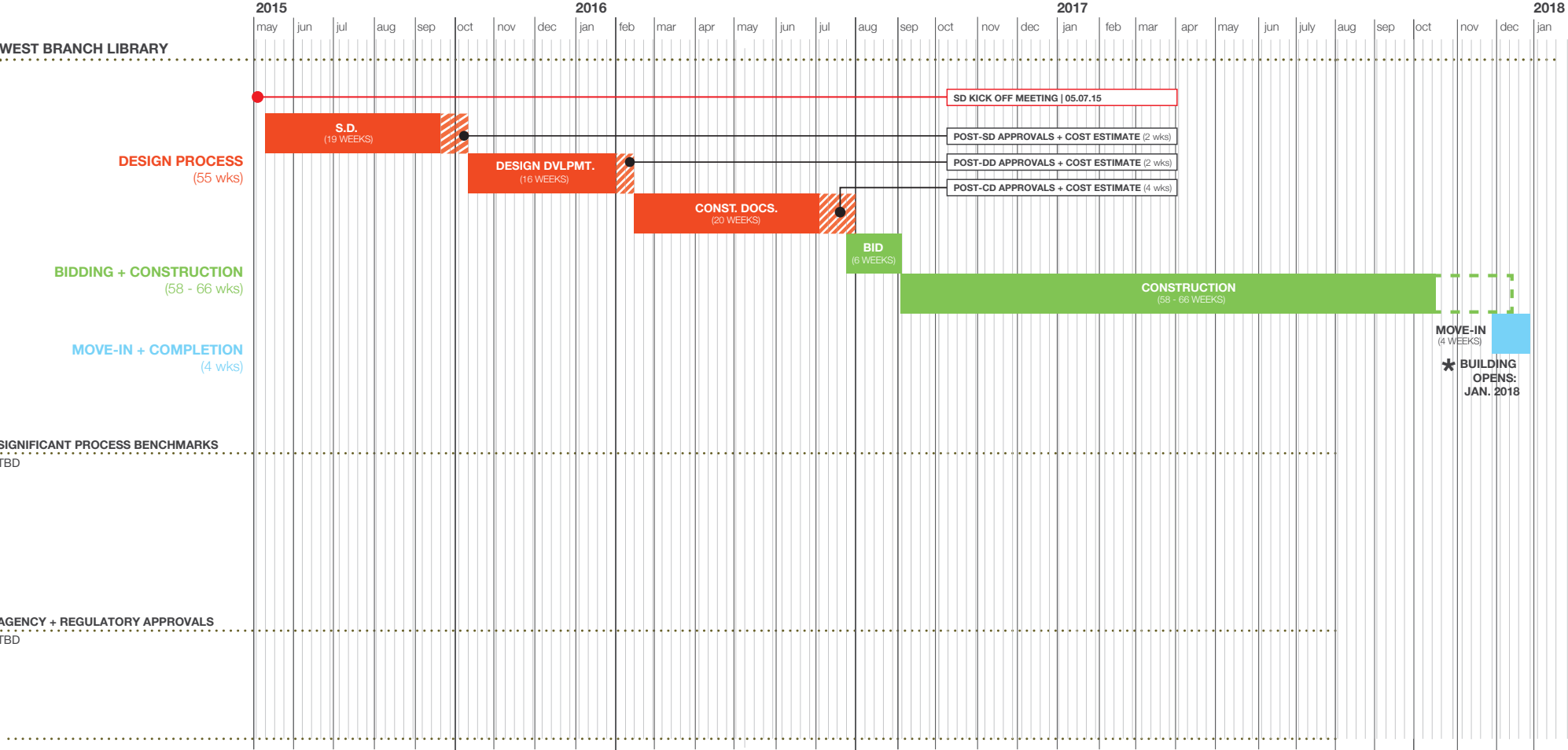
| EXPLANATION OF FUNDING SOURCES | | | |
|--|--------|----------------------|--------------------------|
| <i>Please explain the status of each funding source (i.e., submitting application on X date, applied on X date, received award notification on X date, funds on hand, etc.). For sources where funding has been awarded or funds are on hand, please include documentation from the funding source (e.g., commitment letter, bank statement) in application packet</i> | | | |
| | SOURCE | SECURED? (YES/NO) | STATUS OF FUNDING SOURCE |
| 2 | | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |

| Item | Site Work | Renovation | CPA Request Sub - Total | New Addition | Total |
|---------------------------------------|------------------|------------------------|----------------------------|----------------------|--------------------|
| Sitework Preparations | 32,300 | | 32,300 | | 32,300 |
| Site Excavation | 27,835 | | 27,835 | | 27,835 |
| Site Utilities | 96,400 | | 96,400 | | 96,400 |
| Site Lighting and electrical | 30,000 | | 30,000 | | 30,000 |
| Site Paving, Concrete and Curbing | 234,491 | | 234,491 | | 234,491 |
| Landscaping | 62,254 | | 62,254 | | 62,254 |
| HAZMAT Abatement Allowance | | 45,000 | 45,000 | 0 | 45,000 |
| Selective Demo | | 69,800 | 69,800 | 0 | 69,800 |
| Building Excavation | | 118,730 | 118,730 | 71,925 | 190,655 |
| Concrete | | 36,500 | 36,500 | 68,450 | 104,950 |
| Masonry | | 136,352 | 136,352 | 57,060 | 193,412 |
| Structural Steel | | <i>in Misc. Metals</i> | <i>in Misc. Metals</i> | 136,085 | 136,085 |
| Miscellaneous Metal | | 84,720 | 84,720 | 8,680 | 93,400 |
| Rough Carpentry | | 148,534 | 148,534 | 24,165 | 172,699 |
| Finish Carpentry | | 224,790 | 224,790 | 18,425 | 243,215 |
| Insulation | | 18,720 | 18,720 | 37,633 | 56,353 |
| Air and Moisture Barrier | | 30,000 | 30,000 | 18,215 | 48,215 |
| Zinc Siding | | 0 | 0 | 180,440 | 180,440 |
| Zinc Roofing | | 260,940 | 260,940 | 155,600 | 416,540 |
| Caulking and Sealants | | 3,000 | 3,000 | 4,235 | 7,235 |
| Doors, Frames, and Hardware | | 102,650 | 102,650 | 25,925 | 128,575 |
| Windows and Glass | | 384,350 | 384,350 | 218,100 | 602,450 |
| Drywall | | 161,927 | 161,927 | 105,995 | 267,922 |
| Acoustical Ceiling | | 0 | 0 | 27,000 | 27,000 |
| Flooring and Tile | | 85,294 | 85,294 | 20,920 | 106,214 |
| Painting | | 127,955 | 127,955 | 12,035 | 139,990 |
| Specialties/ Accessories | | 15,802 | 15,802 | 60,376 | 76,178 |
| Appliances | | <i>by Owner</i> | <i>by Owner</i> | <i>by Owner</i> | 0 |
| Elevator | | 155,700 | 155,700 | <i>in Renovation</i> | 155,700 |
| Fire Protection | | 89,050 | 89,050 | 22,180 | 111,230 |
| Plumbing | | 102,000 | 102,000 | 67,020 | 169,020 |
| HVAC | | 482,800 | 482,800 | 150,760 | 633,560 |
| Electrical | | 396,738 | 396,738 | 114,070 | 510,808 |
| Subtotal | 483,280 | 3,281,352 | 3,764,632 | 1,605,293 | 5,369,924 |
| Misc. General Requirements (2%) | 19,331 | 131,254 | 150,585 | 64,212 | 214,797 |
| General Conditions | 67,698 | 459,650 | 527,348 | 224,869 | 752,216 |
| CM Fee (4%) | 20,104 | 136,504 | 156,608 | 66,780 | 223,389 |
| Winter Weather Protection/ Temp. Heat | n/a | 25,000 | 25,000 | 50,000 | 75,000 |
| Subtotal | 590,413 | 4,033,760 | 4,624,173 | 2,011,153 | 6,635,326 |
| Performance and Payment Bond (1%) | 5,904 | 40,338 | 46,242 | 20,112 | 66,353 |
| Subtotal | 596,317 | 4,074,097 | 4,670,414 | 2,031,265 | 6,701,679 |
| Estimating Contingency (10%) | 59,632 | 407,410 | 467,042 | 203,126 | 670,168 |
| Subtotal | 655,948 | 4,481,507 | 5,137,455 | 2,234,391 | 7,371,847 |
| | 32,797 | 224,075 | 256,872 | 111,720 | 368,592 |
| Construction Totals | \$688,746 | \$4,705,582 | \$5,394,328 | \$2,346,111 | \$7,740,439 |

| Item | Value |
|---|---------------------|
| Hard Costs | |
| Construction Cost | 7,740,439 |
| Hazmat Abatement | <i>in Const.</i> |
| Construction Contingency (7%) | 541,831 |
| Subtotal | 8,282,270 |
| Soft Costs | |
| Site Utilities | <i>in Const.</i> |
| Utility Backcharges | 20,000 |
| Property Acquisitions | <i>n/a</i> |
| Permits & Fees | <i>tbd</i> |
| Conservation/ Site Review | <i>tbd</i> |
| Tel/Data/Security | 50,000 |
| Computer/Technology Equipment | 50,000 |
| FF&E | |
| AV Equipment, Steel Shelving/ End Panels, Furnishings, Signage | 265,000 |
| Subtotal | 385,000 |
| Base A&E Fees | |
| Architectural Design & Eng. Fees, Architectural Reimbursable, Interior Design (FF&E) Services | |
| Specialty Consultants Fees | |
| Geotechnical Consultant, Surveyor, Landscape Architect, Civil Engineering, Structural Eng. of Record, AV Consultant, Property Assessment Fee, Acoustical Consultant, Lighting Consultant, ADA Review, HAZMAT Engineering/ Testing, Commissioning (HVAC), Building Envelope Consultant | |
| Subtotal | 885,000 |
| Project Management | |
| Project Management & Expenses | 300,000 |
| Project Misc. | |
| Material Testing, Legal Bonding, Moving/ Storage, Printing (Bid Docs.) | 131,000 |
| Other Support (Submittal Exchange), Misc. Fees & Expenses, Insurance (Builders Risk) | |
| Subtotal | 431,000 |
| Project Total Before Contingency | 9,983,270 |
| Project Contingency (2%) | 199,665 |
| Project Total | \$10,182,935 |

CITY OF SOMERVILLE WEST BRANCH LIBRARY

PRELIMINARY OVERALL
PROJECT SCHEDULE - DRAFT



Project Management:

The applicant is the City of Somerville Capital Projects and Planning Department. CPPD has managed a wide range of projects of varying degrees of size and complexity. Recent work includes the reconstruction of the East Somerville Community School, the renovation of the Somerville High School Auditorium and Cafeteria Kitchen, and the restoration of the Prospect Hill Tower. The Director of CPPD is Rob King and the project manager designated for the project is Stephen Vitello. Both have extensive public sector project management and procurement experience.

The West Branch Library project will exceed \$1.5 million in construction costs, thereby requiring the services of a designated Owner's Project Manager. We have retained the services of Design Technique Incorporated (DTI), a firm familiar with historic restoration and well-versed in the public bidding and construction administration process. DTI has been on-board from the beginning, participating in the designer selection process as well as the schematic design and community participation efforts. The OPM's primary roles are to furnish the owner with schedule and budget control services, but also to provide an experienced site representative to physically monitor the quality of the general contractor's construction work.

The architectural firm of Design Lab Inc. and their team of consultants will develop the final project design based on the preferred option elicited through the community process. They will produce the bid documents and will provide complete construction administration services, including product review and approvals, project inspections and meetings, as well as final certification and collection of all warranties and operating and maintenance manuals.

The project timeline shows a fall 2016 construction start and a completion date in fall 2017. To complete the work within this timeline, the library will be vacated for the entirety of the construction, allowing full access to the building and site. We are also engaging in thorough testing of the building and soils to identify and document existing conditions and any environmental issues early on. This will help the designer create construction documents which are thorough and reduce potential construction delays. Simultaneously, the City and the design team will continue to work with the Massachusetts Historical Commission and the Somerville Historic Preservation Commission and staff to satisfy the requirements of the existing Preservation Restriction Agreement issued by the MHC in 2004. Additionally, the City will pursue the site plan review and zoning variance required to accommodate the community room structure, landscaping and site amenities.

The City is also developing a preventive maintenance plan for all buildings in its portfolio. The West Branch will have a defined schedule for regular maintenance tasks as well as a schedule of custodial duties. HVAC equipment will be incorporated into the City's maintenance contract with an outside vendor (currently Honeywell). As part of the project closeout, we will include Honeywell staff and City staff in all operations and maintenance training required from the general contractor. Additionally, the West Branch will be monitored by the City's Preventive Maintenance Coordinator, whose duty is to ensure that regular maintenance and any warranty work is being performed.



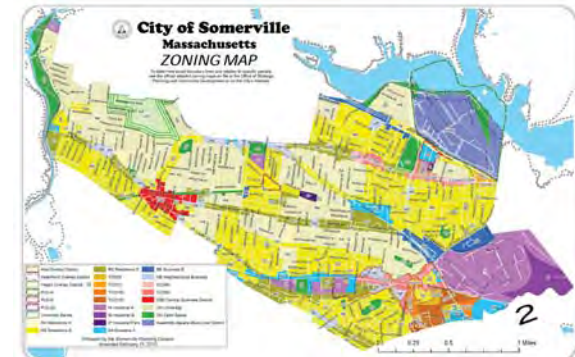
Site | Zoning

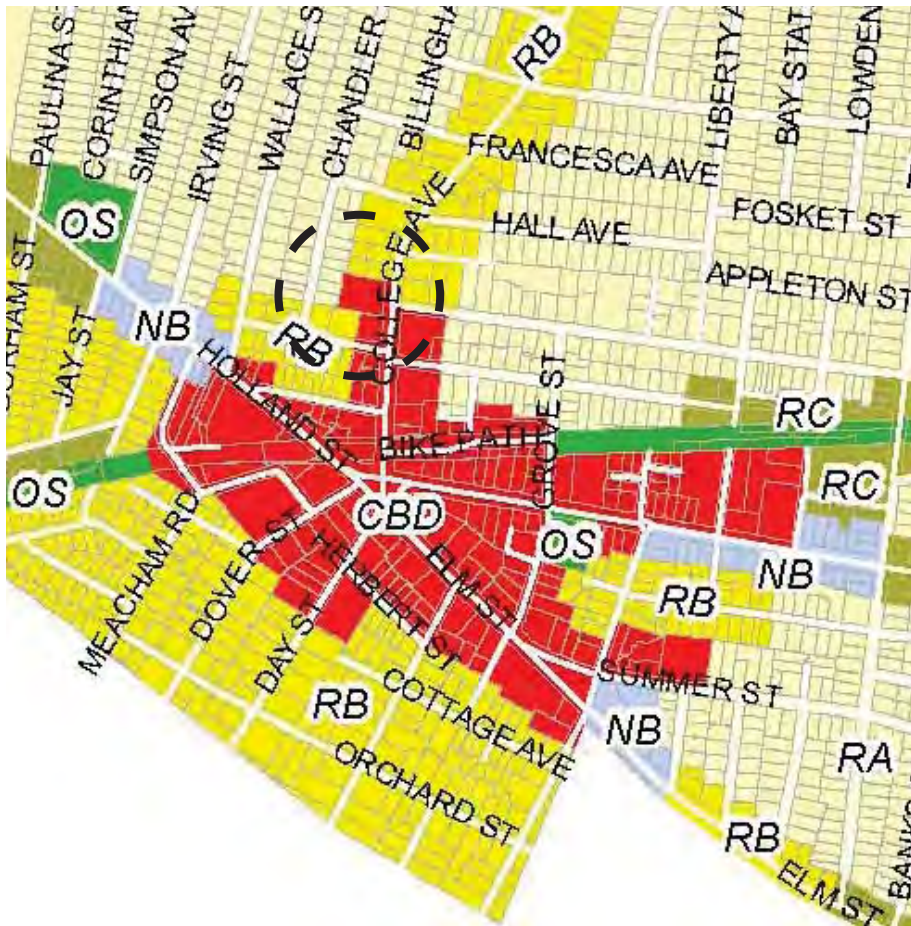
KEY TAKEAWAYS:

Central Business District (CBD) Zoning Requirements:

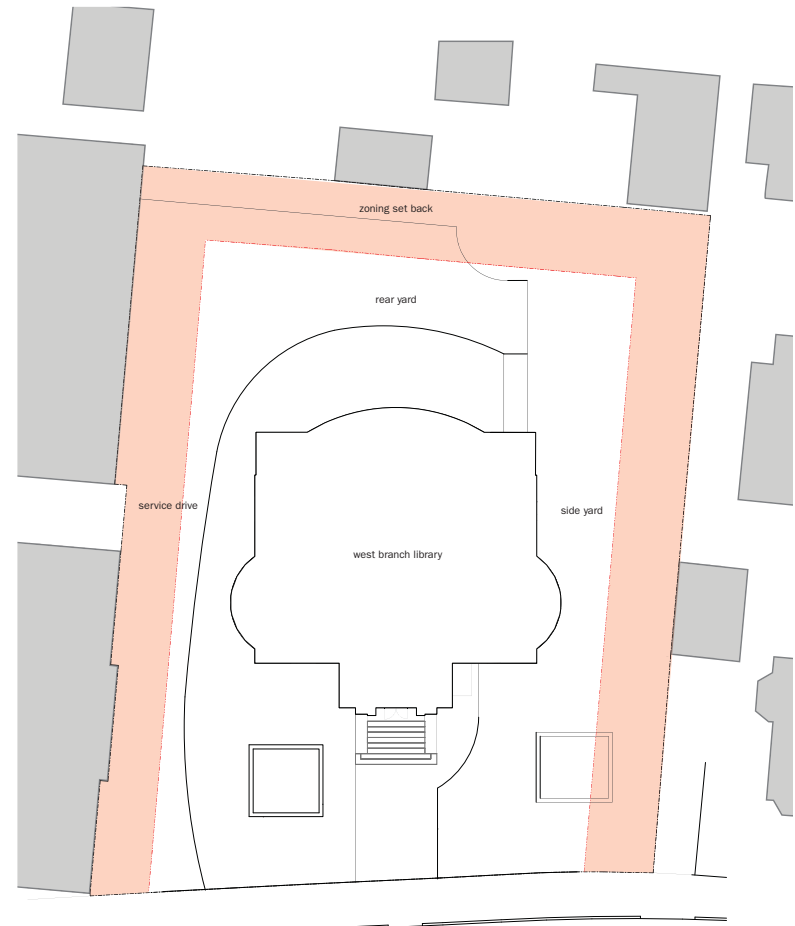
| | |
|----------------------|--|
| Max. Lot Coverage: | 80% |
| Min. Landscaped Area | 10% |
| Floor-Area-Ratio: | 2.0 (WBL site is 18,000 sf +/-) |
| Max Height: | 3 Stories (40 Feet) |
| Front Yard Setback: | N/A |
| Rear Yard Setback: | 10 foot + 2 Foot per story above grade |
| Side Yard Setback: | 15 Feet |

- The primary goal for the CBD is to provide environments that are safe for and conducive to high volume of pedestrian traffic, with a strong connection to retail and pedestrian accessible street level uses.





davis sq.

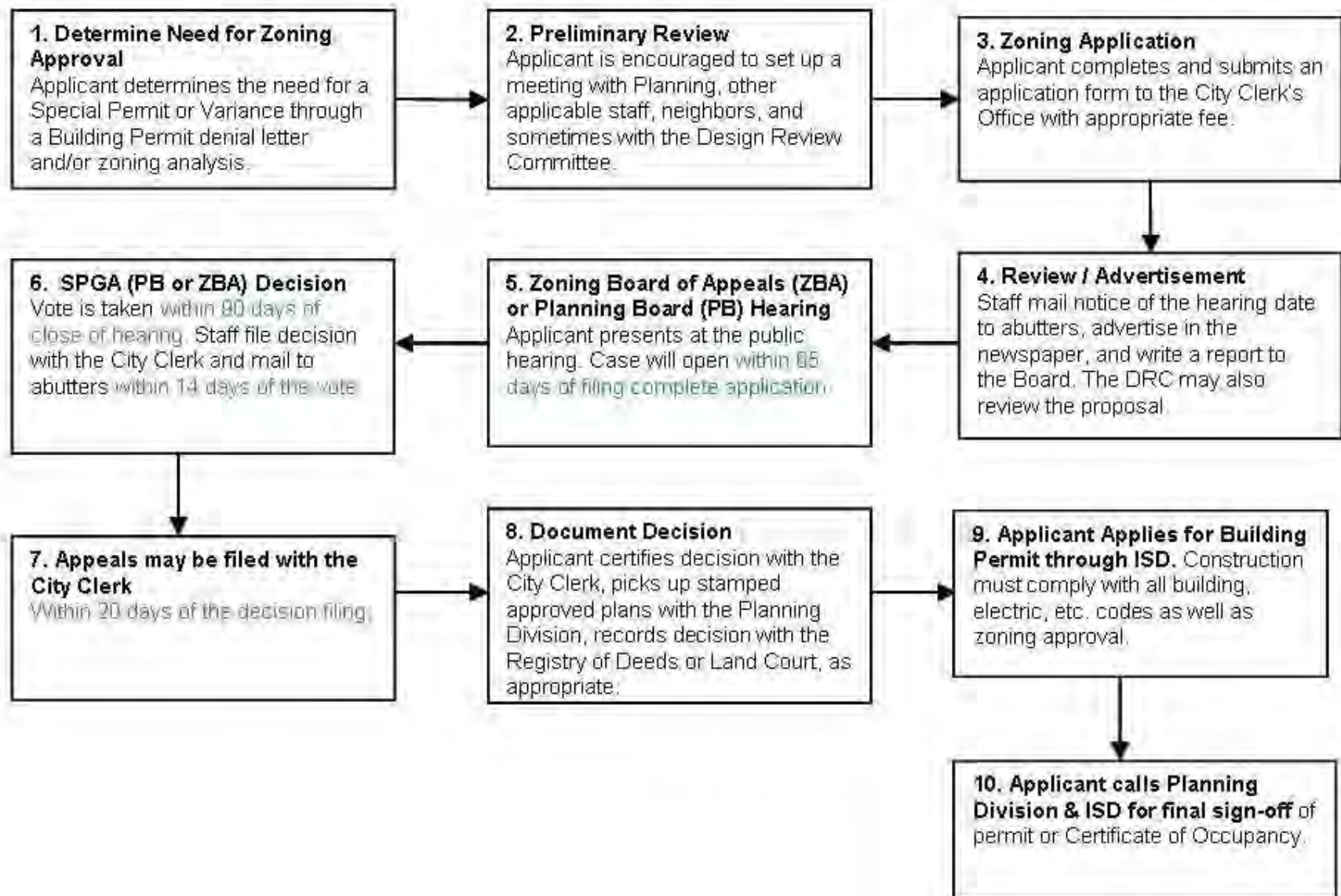


wbl site

Site | Zoning

KEY TAKEAWAYS:

- Due to the tight constraints of the site and the scope of renovation being pursued by the Library and City, it is highly likely that a variance for setback requirements will need to be pursued with the city of Somerville. This would include a formal site plan review process.



approvals process

Historic Resources Projects (Rehabilitation Compliance):

The project team is committed to the preservation and rehabilitation of the historic West Branch Library. We have already established a productive relationship with the Somerville Historic Preservation Commission and staff and we will comply not only with their standards and those of the Massachusetts Historical Commission, but also with the U.S. Secretary of the Interior's Standards for Rehabilitation. We will achieve compliance by continuing our dialogue with the relevant reviewing parties and work with them throughout the design and construction process on our shared preservation goal. Additionally, Design Lab has been tasked to bring their past successful experience on historic libraries to bear on the West Branch project in order to specifically meet the Secretary of the Interior's standards.



PRESERVATION RESTRICTION AGREEMENT
between the COMMONWEALTH OF MASSACHUSETTS
by and through the MASSACHUSETTS HISTORICAL COMMISSION
and the City of Somerville

The parties to this Agreement are the Commonwealth of Massachusetts, by and through the Massachusetts Historical Commission located at the Massachusetts Archives Building, 220 Morrissey Boulevard, Boston, Massachusetts 02125, hereinafter referred to as the Commission, and the City of Somerville, 93 Highland Avenue, Somerville, MA 02143 hereinafter referred to as the Grantor.

WHEREAS, the Grantor is the owner in fee simple of certain real property with improvements known as ~~West Branch Library~~ thereon as described in a deed dated July 12, 1866, from Francis Draper to the City of Somerville, recorded with the Middlesex County Registry of Deeds, Book 984, Page 54, and which is located at 40 College Avenue, Somerville, MA 02144 hereinafter referred to as the Premises. The Premises is also shown in the diagram attached as Exhibit A hereto and incorporated herein by reference.

WHEREAS, the Grantor wishes to impose certain restrictions, obligations and duties upon it as the owner of the Premises and on the successors to its right, title and interest therein, with respect to maintenance, protection, and preservation of the Premises in order to protect the architectural, archaeological and historical integrity thereof; and

WHEREAS, the Premises is individually listed in the National Register of Historic Places and is thereby included as an individual listing in the State Register of Historic Places; and

WHEREAS, the preservation of the Premises is important to the public for the enjoyment and appreciation of its architectural, archaeological and historical heritage and will serve the public interest in a manner consistent with the purposes of M.G.L. chapter 184, section 32, hereinafter referred to as the Act; and

WHEREAS, the Commission is a government body organized under the laws of the Commonwealth of Massachusetts and is authorized to accept these preservation restrictions under the Act;

NOW, THEREFORE, for good and valuable consideration, the ~~Grantor~~ conveys to the Commission the following preservation restrictions, which shall apply in Perpetuity to the Premises;

These preservation restrictions are set forth so as to ensure the preservation of those characteristics which contribute to the architectural, archaeological and historical integrity of the Premises which have been listed on the National and/or State Registers of Historic Places, under applicable state and federal legislation. Characteristics which contribute to the architectural, archaeological and historical integrity of the Premises include, but are not limited to, the artifacts, features, materials, appearance, and workmanship of the Premises, including those characteristics which originally qualified the Premises for listing in the National and/or State Registers of Historic Places.

The terms of the Preservation Restriction are as follows:

1. Maintenance of Premises: The Grantor agrees to assume the total cost of continued maintenance, repair and administration of the Premises so as to preserve the characteristics which contribute to the architectural, archaeological and historical integrity of the Premises in a manner satisfactory to the Commission according to the Secretary of the Interior's "Standards for the Treatment of Historic Properties." The Grantor may seek financial assistance from any source available to it. The Commission does not assume any obligation for maintaining, repairing or administering the Premises.
2. Inspection: The Grantor agrees that the Commission may inspect the Premises from time to time upon reasonable notice to determine whether the Grantor is in compliance with the terms of this Agreement.
3. Alterations: The Grantor agrees that no alterations shall be made to the Premises, including the alteration of any interior, unless (a) clearly of minor nature and not affecting the characteristics which contribute to the architectural, archaeological or historical integrity of the Premises, or (b) the Commission has previously determined that it will not impair such characteristics after reviewing plans and specifications submitted by the Grantor, or (c) required by casualty or other emergency promptly reported to the Commission. Ordinary maintenance and repair of the Premises may be made without the written permission of the Commission. For purposes of this section, interpretation of what constitutes alterations of a minor nature and ordinary maintenance and repair is governed by the Restriction Guidelines which are attached to this Agreement and hereby incorporated by reference.
4. Notice and Approval. Whenever approval by the Commission is required under this restriction, Grantor shall request specific approval by the Commission not less than (30) days prior to the date Grantor intends to undertake the activity in question. A request

for such approval by the grantor shall be reasonably sufficient as a basis for the Commission to approve or disapprove the request. The notice shall describe the nature, scope, design, location, timetable and any other material aspect of the proposed activity in sufficient detail to permit the Commission to make an informed judgment as to its consistency with the purposes of this Preservation Restriction. Within ~~(30)~~ days of receipt of Grantor's reasonably sufficient request for said approval, the Commission shall, in writing, grant or withhold its approval, or request additional information relevant to the request and necessary to provide a basis for its decision. However, should the Commission determine that additional time is necessary in order to make its decision the Commission shall notify the Grantor. The Commission's approval shall not be unreasonably withheld, and shall be granted upon a reasonable showing that the proposed activity shall not materially impair the purpose of this Preservation Restriction. Failure of the Commission to make a decision within sixty ~~(60)~~ days from the date on which the request is accepted by the Commission or notice of a time extension is received by the Grantor shall be deemed to constitute approval of the request as submitted, so long as the request sets forth the provisions of this section relating to deemed approval after the passage of time.

5. Assignment: The Commission may assign this Agreement to another governmental body or to any charitable corporation or trust among the purposes of which is the maintenance and preservation of historic properties only in the event that the Commission should cease to function in its present capacity.
6. Validity and Severability: The invalidity of M.G.L. c. 184 or any part thereof shall not affect the validity and enforceability of this Agreement according to its terms. The invalidity or unenforceability of any provision of this Agreement shall not affect the validity or enforceability of any other provision of this Agreement.
7. Recording: The Grantor agrees to record this Agreement with the appropriate Registry of Deeds and file a copy of such recorded instrument with the Commission.
8. Other Provisions: None applicable.

The burden of these restrictions enumerated in paragraphs 1 through 8, inclusive, shall run with the land and is binding upon future owners of an interest therein.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 11/11 day of May, 2004.

THE CITY OF SOMERVILLE

By: [Signature]
Name: Joseph A. Curtatone
Title: Mayor

Approved as to Form:

[Signature]
John G. Gannon
City Solicitor

COMMONWEALTH OF MASSACHUSETTS

[Signature], ss.

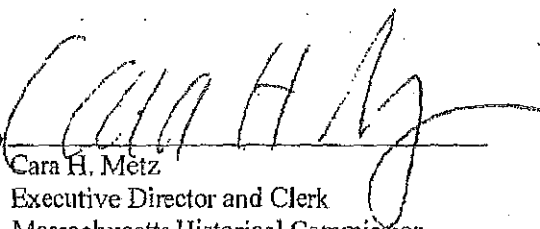
On this 11/11 day of May, 2004, before me, the undersigned notary public, personally appeared Joseph A. Curtatone, Mayor of the City of Somerville, proved to me through satisfactory evidence of identification, which was (a ~~current driver's~~ license) (a ~~current U.S.~~ passport) (my personal knowledge of the identity of the principal), to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purposes.

[Signature]
Notary Public
My Commission Expires 11/11/05

APPROVAL BY THE MASSACHUSETTS HISTORICAL COMMISSION

The undersigned hereby certifies that the foregoing preservation restrictions have been approved pursuant to Massachusetts General Laws, Chapter 184, section 32.

MASSACHUSETTS HISTORICAL COMMISSION

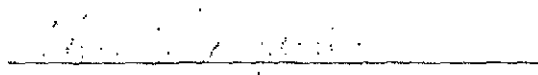
By 
Cara H. Metz
Executive Director and Clerk
Massachusetts Historical Commission

COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss.

On this 11 day of June, 2004, before me, the undersigned notary public, personally appeared Cara H. Metz, proved to me through satisfactory evidence of identification, which was (~~a current driver's license~~) (~~a current U.S. passport~~) (my personal knowledge of the identity of the principal), to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purposes.

Notary Public


My Commission Expires

RESTRICTION GUIDELINES

The purpose of the Restriction Guidelines is to clarify paragraph three of the terms of the preservation restriction, which deals with alterations to the premises. Under this section permission from the Massachusetts Historical Commission is required for any major alteration. Alterations of a minor nature, which are part of ordinary maintenance and repair, do not require MHC review.

In an effort to explain what constitutes a minor alteration and what constitutes a major change, which must be reviewed by the MHC, the following list has been developed. By no means is this list comprehensive: it is only a sampling of some of the more common alterations, which may be contemplated by building owners.

PAINT

Minor - Exterior or interior hand scraping and repainting of non-decorative and non-significant surfaces as part of periodic maintenance.

Major - Painting or fully stripping decorative surfaces or distinctive stylistic features including murals, stenciling, wallpaper, ornamental woodwork, stone, decorative or significant original plaster.

WINDOWS AND DOORS

Minor - Regular maintenance including caulking, painting and necessary reglazing. Repair or in-kind replacement of existing individual decayed window parts.

Major - Wholesale replacement of units; change in fenestration or materials; alteration of profile or setback of windows. The addition of storm windows is also considered a major change; however, with notification it is commonly acceptable.

EXTERIOR

Minor - Spot repair of existing cladding and roofing including in-kind replacement of clapboards, shingles, slates, etc.

Major - Large-scale repair or replacement of cladding or roofing. Change involving inappropriate removal or addition of materials or building elements (i.e. removal of chimneys or cornice detailing; installation of architectural detail which does not have a historical basis); altering or demolishing building additions; spot repointing of masonry. Structural stabilization of the property is also considered a major alteration.

LANDSCAPE/OUTBUILDINGS

Minor - Routine maintenance of outbuildings and landscape including lawn mowing, pruning, planting, painting, and repair.

Major - Moving or subdividing buildings or property; altering of property; altering or removing significant landscape features such as gardens, vistas, walks; plantings; ground disturbance affecting archaeological resources.

WALLS/PARTITIONS

Minor - Making fully reversible changes (i.e. sealing off doors in situ, leaving doors and door openings fully exposed) to the spatial arrangement of a non-significant portion of the building.

Major - Creating new openings in walls or permanently sealing off existing openings; adding permanent partitions which obscure significant original room arrangement; demolishing existing walls; removing or altering stylistic features; altering primary staircases.

HEATING/AIR CONDITIONING/ELECTRICAL/PLUMBING SYSTEMS

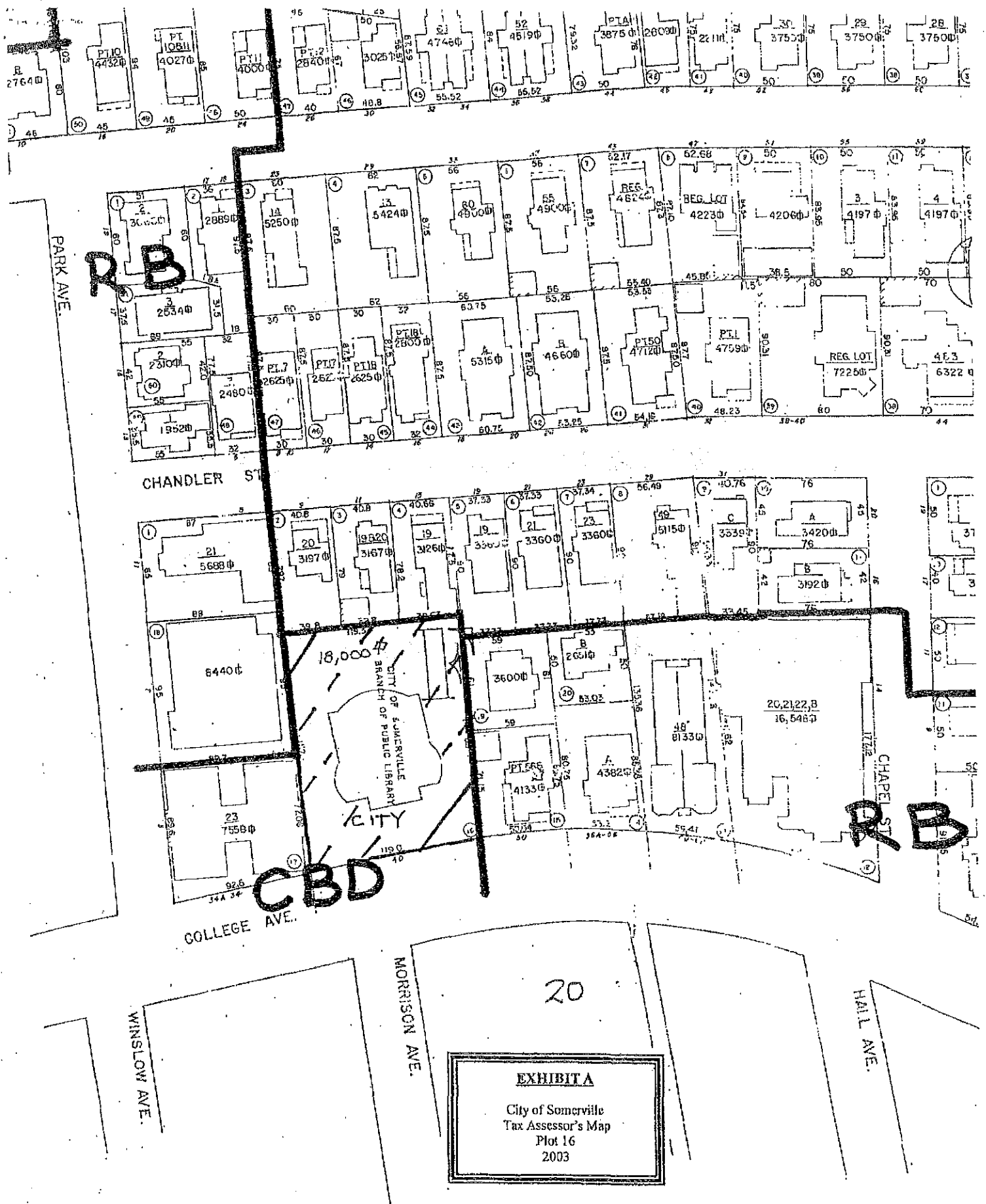
Minor - Repair of existing systems.

Major - Installing or upgrading systems which will result in major appearance changes (i.e. dropped ceilings, disfigured walls or floors, exposed wiring, ducts, and piping); the removal of substantial quantities of original plaster or other materials in the course of construction.

Changes classified as major alterations are not necessarily unacceptable. Under the preservation restriction such changes must be reviewed by the MHC and their impact on the historic integrity of the premise assessed.

It is the responsibility of the property owner to notify the MHC in writing when any major alterations are contemplated. Substantial alterations may necessitate review of plans and specifications.

The intent of the preservation restriction is to enable the Commission to review proposed alterations and assess their impact on the integrity of the structure, not to preclude future change. MHC staff will attempt to work with property owners to develop mutually satisfactory solutions, which are in the best interests of the property.



SOMERVILLE PUBLIC LIBRARY
BOARD OF TRUSTEES

November 23, 2014

Community Preservation Committee
City Hall
93 Highland Avenue
Somerville, MA 02143

Dear CPC Committee Members:

The Library Trustees are writing to express their strong support for the application to use Community Preservation Act funding for the renovation of the West Branch Library. The project will preserve the existing historic Carnegie building, create accessibility for all levels of the building, update building systems, and improve the landscaping.

The West Branch library is a well-loved and well-used resource for the people of Somerville. Currently, however, use is limited by inaccessibility, the deteriorating building fabric, and the lack of modern library technology. The proposed renovations will expand public use of the building and the surrounding grounds, improve public safety, and prepare the library to serve our community for the next century.

We appreciate your thoughtful consideration.

Best regards,

Katherine L. Van Sleet

The Somerville Public Library Board of Trustees
Katherine L. Van Sleet, President



CITY OF SOMERVILLE, MASSACHUSETTS
EXECUTIVE OFFICE ON DISABILITY & COMPLIANCE

JOSEPH A. CURTATONE
MAYOR

BETSY M. ALLEN
DIRECTOR & ADA COORDINATOR

December 1, 2014

Community Preservation Committee
93 Highland Avenue
Somerville, MA 02143

RE: Support for projects funded through the Community Preservation Act

Dear Community Preservation Committee Members:

I write to respectfully offer my unequivocal and enthusiastic support for two projects: the restoration of City Hall and the renovation of the West Branch Library that the City of Somerville has put forth to the Committee for funding consideration.

Both buildings have great historic, architectural, cultural, and civic significance to the City and its residents. Since 1872, City Hall has housed the City's main administrative offices. Today, it serves as both the seat of government and as the people's house allowing residents to do everything there, from paying their taxes to getting married. Its value to the community is unquestioned and unparalleled. The Classical Revival-style West Branch Library, a true City gem, was built mostly through a \$25,000 donation by Industrialist Andrew Carnegie. The terms of Carnegie's endowment dictate that the building remains a library. Unfortunately, both buildings are in serious need of repair, including legally-mandated accessibility improvements to make them fully accessible to all. At both sites, these accessibility improvements are on hold pending funds and plans for a more all-encompassing and much needed renovation project.

It is my sincere hope that the Community Preservation Committee considers these buildings worthy of preserving and worthy of this valuable investment. Thank you for your thoughtful consideration of this matter. If I you have any questions, please don't hesitate to contact me.

Sincerely,



Betsy M. Allen

cc: George Proakis, Director of Planning, OSPCD
Steven Vitello, Project Manager, Capital Projects and Planning



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